

## BORGATA OF SCOTTSDALE

Case #554-PA-2004

### Project Narrative

The Borgata, owned by Westcor, is a property that has been struggling financially the



last few years. It is located on Scottsdale road close to downtown in the heart of the resort corridor. Built in 80's it was designed and detailed to look like a mercantile district of San Gimignano a medieval Italian city. The designers incorporated masonry towers and meandering walkways with tile roofs and lots of exposed brick and wood to create a facsimile of the city which successfully creates a pleasant atmosphere which gives one the

feeling of shopping in a city on the hills of Tuscany.

Westcor has been investigating ways to increase foot traffic within the complex. In investigating various issues as to what may be inhibiting shoppers from coming to an otherwise pleasant shopping atmosphere created by the Tuscan architectural style it seems that part of the problem has to do with the design of the project. There are two



issues at hand. First is due to the shape of the lot, it is shaped like a ski boot where the neck of the boot faces Scottsdale road making the front of the center less than half the size of the back portion of the center. The second issue compounds the first and has to do with the original designer's strict adherence to the chosen architectural style. Many of the Tuscan cities were city states designed to not only serve as a hub for but to also provide fortress protection created by the

massive masonry walls. The center has one of those massive walls facing directly along the Scottsdale Road portion of the center, blocking visibility into the center. This is compounded by the fact that all the other entrances to the complex are not readily apparent and do not provide a view or invitation to the inside.

A solution that has developed is to demolish the fortress wall and open up the center

to view. While this solution would solve the visibility issue there would be a loss of the lease space within the fortress so in addition to the removal, an additional 12,000 SF of lease space will be added back, creating a net loss of approximately 902 SF of leasable space. The new space has been designated to be used as restaurant space. It will be split into two areas of 7,000 SF and 5,000 SF which will surround a central court yard opening to the east (Scottsdale Road) and open to the west allowing passage and exposing a view into the old Borgata. The restaurant pads will have the ability to provide outdoor dining areas of 2,450 SF looking on to the 6,736 SF courtyard and fountain. The actual frontage along Scottsdale road will be increased.

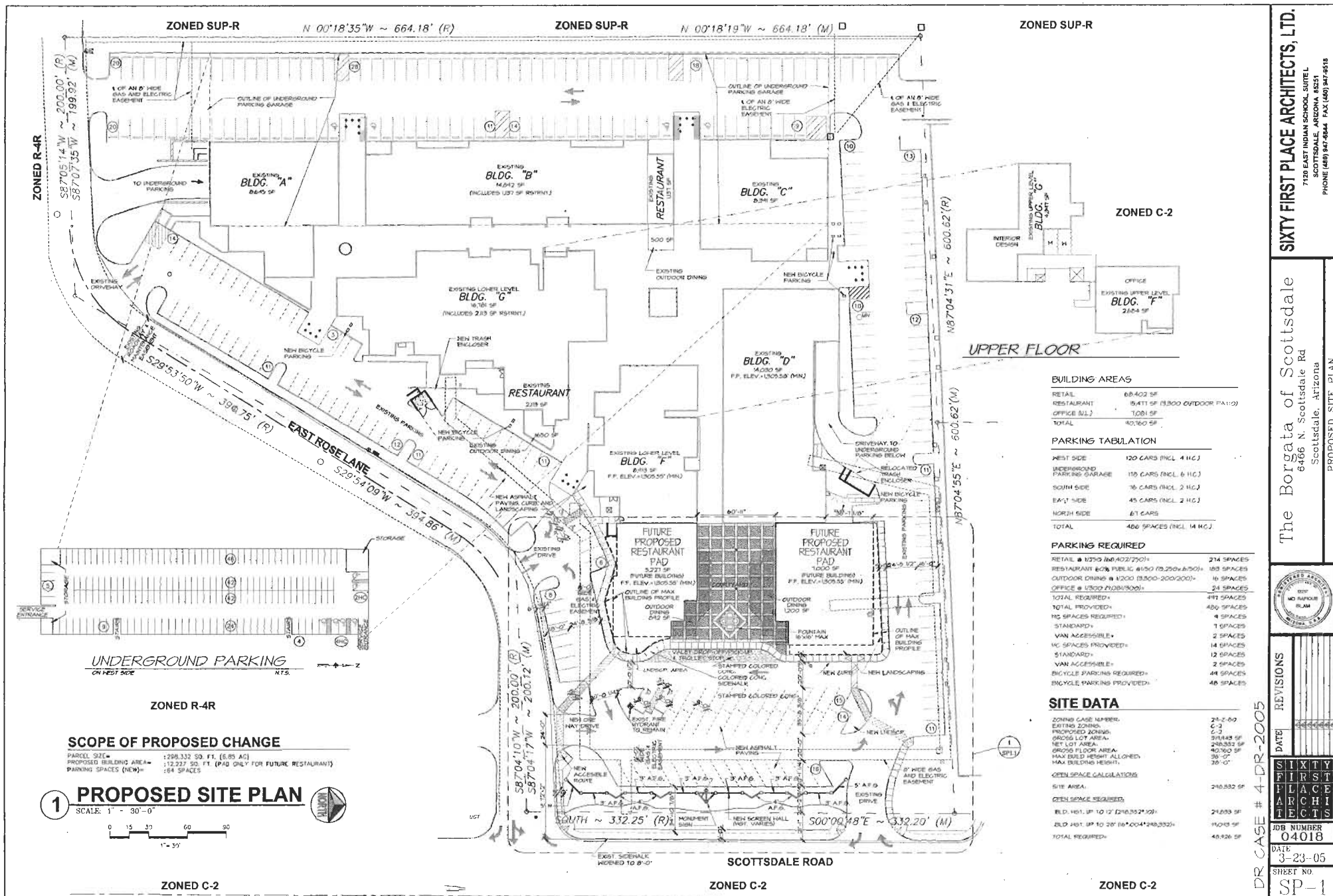
The area to the north and south of the courtyard have been designated to be a future restaurant tenants. These buildings will be built as attached extensions of the existing building. The restaurants will be built by the yet to be announced tenants. Westcor will rough grade the pads and provide utility stubs to the properties and turn the design, permitting, and construction over to the future tenants.

The parking area will be reorganized to change automobile traffic on the site allowing shoppers to more easily drive and park at the front of the center as well as more easily park in the currently under-utilized north lot. An area between the parking and the front of the center has been designated to be for valet drop off and pick up.

The thinking behind the design of the addition of the two restaurants with outdoor dining and valet parking up front is that by providing human activity, a new look to the face to the Borgata and a view to the interior that a new excitement will be generated for the center. Restaurant use will also introduce new customers to the center who might not ordinarily come to the center to shop and allow them the opportunity to stroll through the center window shopping before or after their meal.

This scheme reduces the existing parking number of 501 spaces to 490 spaces. Using the City of Scottsdale's parking schedules, there would be a requirement of 456 parking spaces. In the revised parking layout, there would be 490 spaces available on the site, including 15 accessible spaces. The addition of a new curb cut near Scottsdale Road, one-way drive aisles on the east parking lot, and the addition of valet would make parking easier and more evenly distributed on all sides of the property.

The elevations will have abundant fenestration. The developer wants to provide a modern face while maintaining respect for the Tuscan style. This will be accomplished by utilizing the existing colors and materials in the new work and interpreting them in modern forms while maintaining a proper deference to the existing content. The existing walls along Scottsdale Road and the fountain will be removed and replaced with new walls, landscaping, and signage. The new walls will incorporate stucco and cmu similar to the existing building with the addition of a sandstone cap and coping in the Tuscan flavor. The wall along Scottsdale Road is designed as an undulating wall of varying heights and in approximately the same location as the existing wall.



**4-DR-2005**  
 REV: 03/29/05

**SIXTY FIRST PLACE ARCHITECTS, LTD.**  
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 SCOTTSDALE, ARIZONA 85251  
 PHONE (480) 947-8844 FAX (480) 947-8518

The Borgata of Scottsdale  
 8466 N. Scottsdale Rd  
 Scottsdale, Arizona  
 PROPOSED SITE PLAN



DATE: 3-23-05  
 REVISIONS: 1

**SIXTY FIRST PLACE ARCHITECTS**

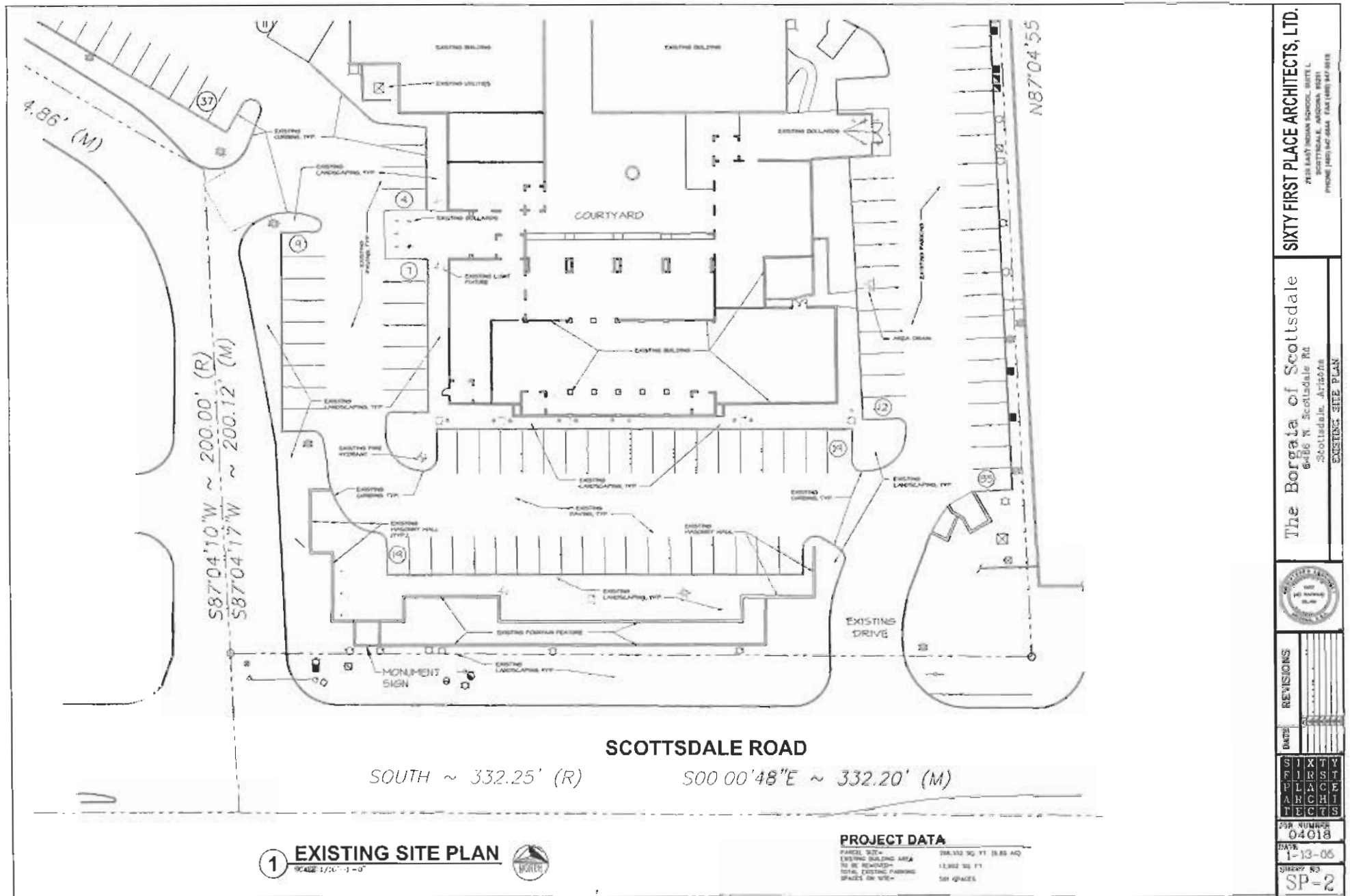
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DATE: 3-23-05

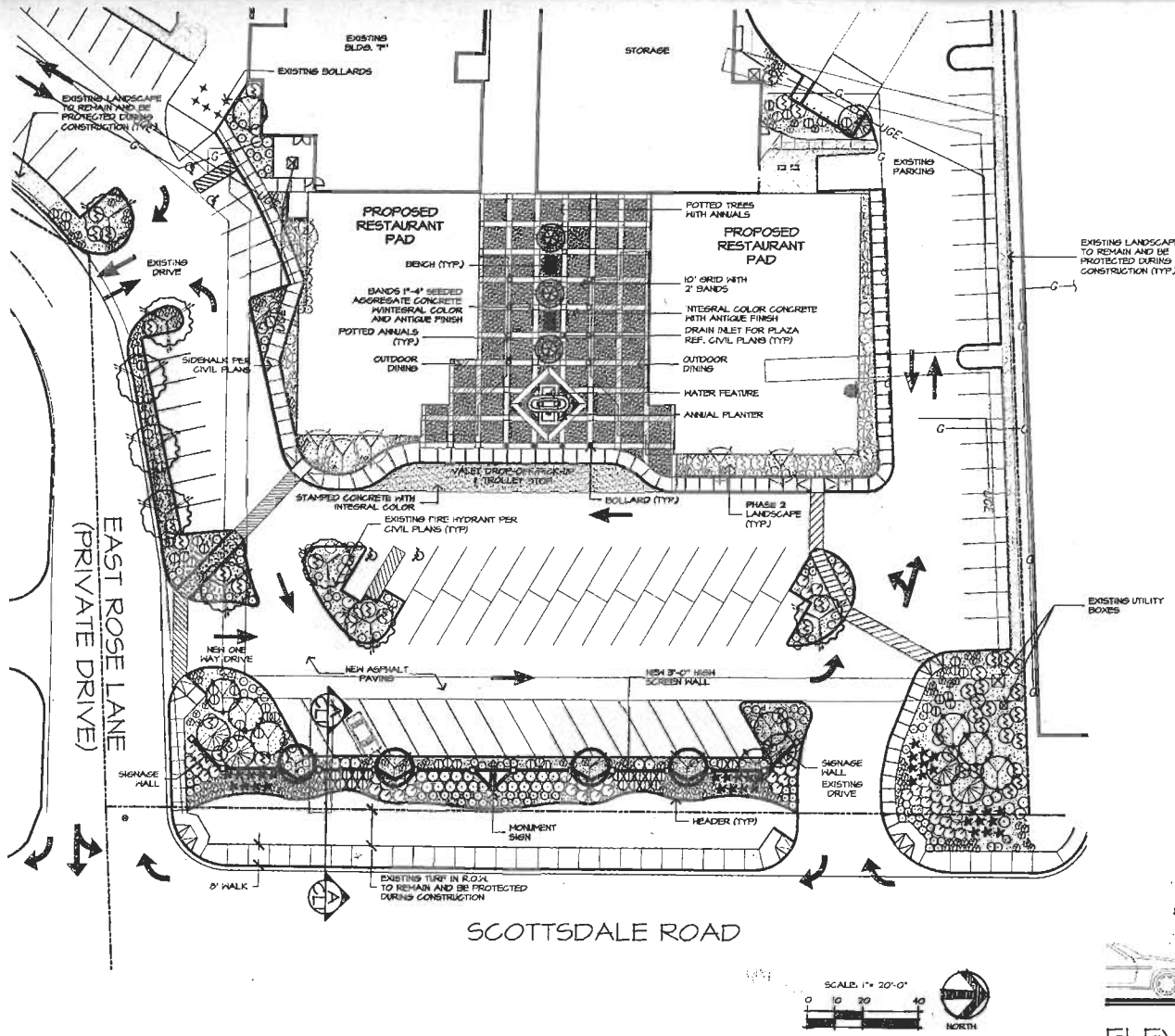
SHEET NO. SP-1

DR CASE # 4-DR-2005

01/19/05





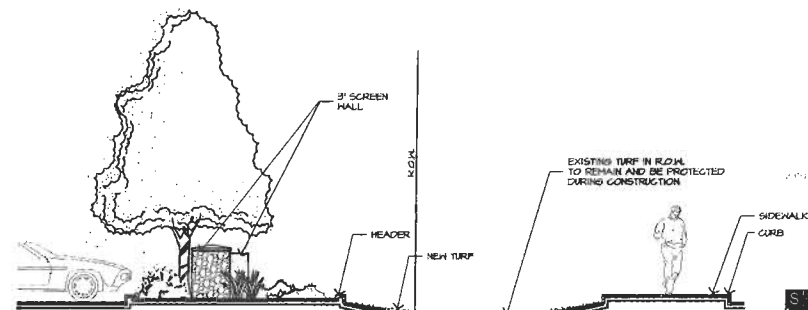


# PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
<b>TREES</b>					
	<i>Olea europaea</i>	Swan Hill Olive	15'-Gal - 3/4" Cal.	4	Multi-Trunk, Dense Canopy
	<i>Cupressus sempervirens</i>	Italian Cypress	15'-Gal - 3/4" Cal.	5	Columnar
	<i>Prunus cerasifera</i>	Purple Leaf Plum	15'-Gal - 3/4" Cal.	3	Standard-Trunk, Dense Canopy
	<i>Quercus virginiana</i>	Southern Live Oak	24'-Box - 2" Cal.	4	Standard-Trunk, Dense Canopy
	<i>Ficus benjamina</i>	Ficus Tree	15'-Gal - 3/4" Cal.	2	Standard-Trunk, Dense Canopy
<b>CACTI/ACCENTS</b>					
	<i>Agave dasylirion</i>	Smooth Agave	5'-Gal	36	As per plan
<b>SHRUBS</b>					
	<i>Muhlenbergia capillaris</i>	Pink Muffin	5'-Gal	48	As per plan
	<i>Verticillium glaberrimum</i>	Pastel Pink Oleander	5'-Gal	51	As per plan
	<i>Eremophila maculata</i>	Valentine Bush	5'-Gal	60	As per plan
<b>GROUND COVERS</b>					
	<i>Lantana montevidensis</i>	Purple Lantana	1'-Gal	163	As per plan
	<i>Lantana New Gold</i>	New Gold Lantana	1'-Gal	161	As per plan
	<i>Camotulus cneorum</i>	Bush Morning Glory	1'-Gal	63	As per plan
	Potted Annuals	Seasonal Annuals	4" Pots	-	Plant 6" o.c.
<b>MISCELLANEOUS</b>					
	Decomposed granite in all planting areas 2" depth (typ) - Color and size to match existing				
	Turf - Sod to match existing				
	6" Concrete header with integral color				

## CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
- ALL EXISTING LANDSCAPE IN DISTURBED AREAS WILL BE REMOVED. NEW LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM RETROFITTED TO THE EXISTING IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF SALVAGED DESERT SURFACE SOIL.
- THE GRADING SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.



ELEVATION A

Scale 1"=4'

## Conceptual Landscape Plan THE BORGATA

Prepared For: Westcor

NEILL VECCHIA & ASSOCIATES, INC.  
Landscape Architecture  
Interior Design  
Planning  
Landscape Planning  
Landscape Design

MARCH 25, 2005

CL-1

4-DR-2005  
REV: 03/29/05

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01/19/05



View @ Monument sign

(SIGNS SHOWN FOR REFERENCE ONLY NOT FOR APPROVAL)



View @ Plaza



View @ Southeast Entry

(SIGNS SHOWN FOR REFERENCE ONLY NOT FOR APPROVAL)

SIXTY FIRST PLACE ARCHITECTS, LTD.

The Borgata of Scottsdale  
6766 N. Scottsdale Rd.  
Scottsdale, Arizona  
Gregoire

DATE REVISIONS

NO.	DATE	REVISIONS
1	01-19-05	1

JOB NUMBER  
04010

DATE  
01-19-05

G-2

4-DR-2005

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Plaza View



Overall Site View



Before Proposed Improvements



After Proposed Improvements

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 Scottsdale, Arizona

DATE	REVISIONS

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DATE: 01/19/05

BY: [Signature]

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